

Planning & Zoning Commission



July 5, 2016

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

Regular Meeting Agenda
Tuesday, July 5, 2016 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100

Ron Smith..... Commissioner
Dennis Larson..... Commissioner
Roger Myers..... Commissioner
Mike McCrossin..... Commissioner
Randy Owens..... Commissioner
Jerry Stiller..... Commissioner
Sonia Ahmed..... Commissioner

Renaè Ollie..... Planning Director
Jasen Haskins..... Sr. Planner
Kevin Molina..... Planner
Mary Bradley..... Administrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

ELECTION OF CHAIR AND VICE CHAIR

1. A motion to nominate Vice Chair.
 2. A motion to nominate Chair.
-

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes from June 21, 2016, Regular Meeting.

REGULAR AGENDA

Regular Agenda

1. Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Inspiration, Phases 5 consisting of 10.320 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.

Public Hearing

1. Hold a Public Hearing and consider a recommendation to the City Council regarding a change in zoning from Agricultural District (AG/30) to Townhouse District (TH) to allow for a Town house development of 90 units on a 9.69 acre tract of land located northwest of the intersection of Country Club Road and Brown Street. (ZC 2016-08)

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on the 1st day of July, 2016 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Carole Ehrlich, City Secretary

Date Notice Removed

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Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>July 5, 2016</u>	Item Number:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Inspiration</u>
Date Prepared:	<u>June 10, 2016</u>	Zoning District:	<u>N/A-Wylie's ETJ</u>
		Exhibits:	<u>Preliminary Plat</u>

Subject

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Inspiration, Phases 5 consisting of 10.320 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.

Recommendation

Motion to recommend approval to the City Council regarding a Preliminary Plat for Inspiration, Phases 5 consisting of 10.320 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.

Discussion

OWNER: HC Inspiration Two, LLC **APPLICANT/ENGINEER: Kimberly K. Cornett, P.E., CFM**

Inspiration is an approximate 700 acre master planned community; special municipal utility district (MUD) located in unincorporated Collin County and the Extraterritorial Jurisdiction of Wylie, St. Paul, and Lucas.

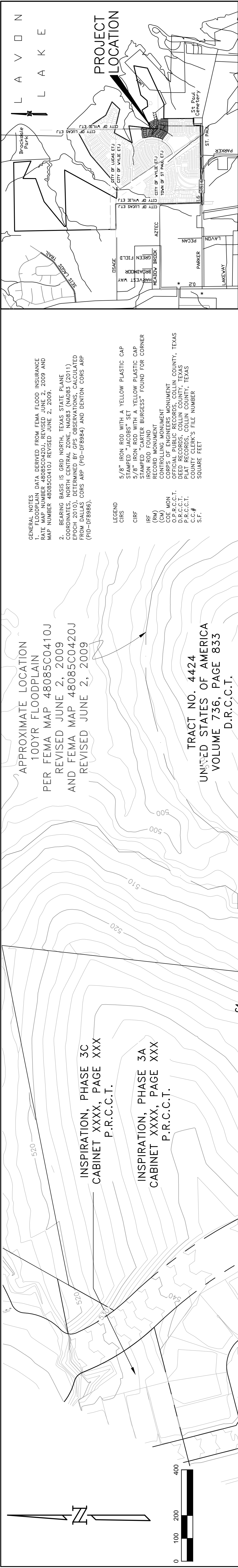
When complete, the development will consist of approximately 1,400 single family lots of varied densities and multiple open space areas and a WISD elementary school site. In accordance with the approved development agreement; the MUD shall comply with City's Subdivision Regulations and plat requirements for properties within Wylie's ETJ.

The development agreement adopted in October, 2011 requires that the average lot size be 8,500 square feet and unit density be no more than 2.65 per acre for the development within the Wylie ETJ. This submittal of Phase 5 will include 49 future lots on 31.73 acres and brings the subdivision within the requirements set forth in the development agreement.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>07/01/16</u>



LINE	BEARING	DISTANCE
L1	N82°33'29"W	46.42'
L2	N73°22'01"W	110.55'
L3	N43°00'27"W	115.49'
L4	N53°58'29"W	150.00'
L5	N62°53'11"W	58.51'
L6	N47°19'03"E	21.29'
L7	S87°53'19"E	10.00'
L8	N2°06'41"E	50.00'
L9	N87°53'19"W	11.20'
L10	N44°28'09"W	21.79'
L11	N26°20'16"E	21.57'
L12	N70°21'37"E	10.00'
L13	N19°38'23"W	67.50'
L14	N70°21'37"E	67.49'
L15	S85°40'28"E	26.63'
L16	S75°00'06"E	33.77'
L17	S0°38'28"W	114.93'
L18	S89°21'35"E	2.95'
L19	N89°42'19"E	60.32'

CURVE	CENTRAL ANGLE	CHORD BEARING	RADIUS	ARC LENGTH
C1	024°10'40"	N15°01'29"E	1042.50'	439.92'
C2	015°35'18"	N9°15'22"W	1042.50'	283.63'
C3	021°45'04"	N81°14'09"E	325.00'	123.38'
C4	184°12'51"	S88°46'54"E	50.00'	160.76'

PZ 07-05-16; CC 07-26-16

PRELIMINARY PLAT

FO

INSPIRATION PHASE 5A

OUT OF THE

L. FARMER SURVEY ~ ABSTRACT NO. 334
M. MORRIS SURVEY ~ ABSTRACT NO. 561
O. SHELBY SURVEY ~ ABSTRACT NO. 799
J. TURNHAM SURVEY ~ ABSTRACT NO. 91

OF WYLE E.T.J.,
COLLIN COUNTY, TEXAS
TOWN OF ST. PAUL E.T.J. - 6.866 ACRES
WYLE E.T.J. - 10.320 ACRES
58 RESIDENTIAL LOTS
3 NON-RESIDENTIAL LOTS

OWNER/DEVELOPER

HC INSPIRATION TWO, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
214.750.1800

ENGINEER:

JACOBS®

999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145

Jacobs Engineering Group Inc.
Tampa, Florida 33606

JUNE 2016

E: $1''=100'$

SHEET 1 OF 2

PROJECT NO WVXX0330

LEGAL DESCRIPTION
17.186 ACRES

BEING A 17.186 ACRE TRACT OF LAND SITUATED IN THE LEROY FARMER SURVEY, ABSTRACT NO. 334, THE MARK MORRIS SURVEY, ABSTRACT NO. 561, AND JOSIAH TURNHAM SURVEY, ABSTRACT NO. 919, IN THE TOWN OF ST. PAUL E.T.J., AND THE CITY OF WYLIE E.T.J., COLLIN COUNTY, TEXAS, AND BEING PART OF A 321.159 ACRE TRACT OF LAND CONVEYED TO PARKER LARSEN, LLC, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2013040200043810, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF TRACT 4, AND ACROSS SAID 321.159 ACRE TRACT, DEPARTING SAID NORTH LINE OF SAID INSPIRATION, PHASE 2A, THE FOLLOWING COURSES AND DISTANCES:

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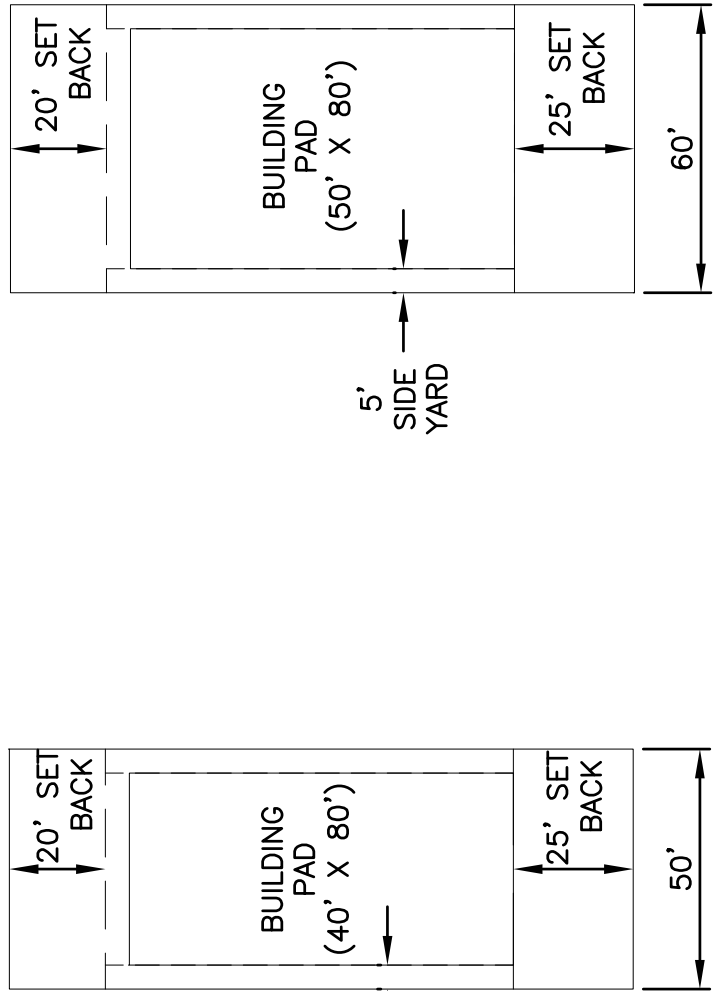
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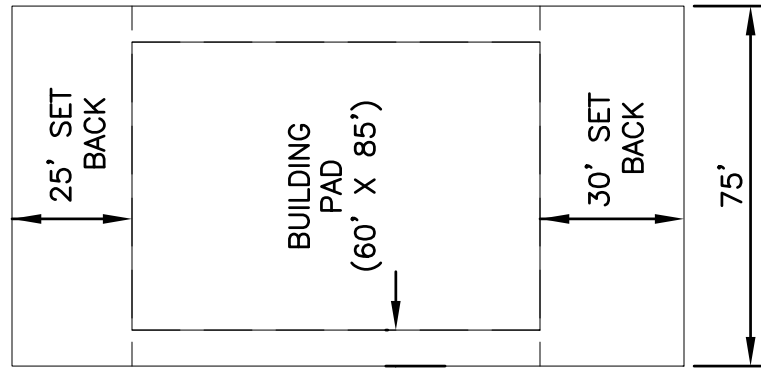
SOUTH 00 DEGREES 38 MINUTES 25 SECONDS WEST, A DISTANCE OF 177.64 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 89 DEGREES 42 MINUTES 19 SECONDS EAST, A DISTANCE OF 60.32 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE EAST LINE OF SAID 321.159 ACRE TRACT, AND THE COMMON WEST LINE OF A 38.524 ACRE TRACT OF LAND CONVEYED AS TRACT 4, TO UNION VALLEY RANCH, L.P., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2013040200043810, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 17 MINUTES 42 SECONDS EAST, PASSING AT A DISTANCE OF 122.91 FEET A CORNER OF TRACT 4, AND ACROSS SAID 321.159 ACRE TRACT, DEPARTING SAID NORTH LINE OF SAID INSPIRATION, PHASE 2A, THE FOLLOWING COURSES AND DISTANCES:



50' X 130' LOT LAYOUT 60' X 130' LOT LAYOUT



75' X 140' LOT LAYOUT

LOT SIZE SUMMARY

INSPIRATION PHASE	CITY OF WYLIE ETJ					
	EXISTING	3A	3B	3C	4	5
90X140' LOTS (70'X80' PADS)	0	0	0	0	0	6
88X140' LOTS (70'X80' PADS)	0	0	4	0	43	0
75X140' LOTS (60'X85' PADS)	0	0	0	0	0	5
64X140' LOTS (50'X80' PADS)	0	0	7	0	0	0
60X130' LOTS (50'X80' PADS)	53	0	41	0	0	15
50X130' LOTS (50'X80' PADS)	0	107	66	54	0	0
TOTAL	53	107	118	54	43	28
Average Residential Lot Size (sf)	12289	7127	8614	7010	16035	10171
Gross Acre (perce)	19.70	37.36	31.45	18.32	20.71	17.19
Gross Density (lots/acre)	2.69	2.86	3.75	2.95	2.08	1.93

CITY OF WYLIE

"SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."

"RECOMMENDED FOR APPROVAL"

CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF WYLIE

"APPROVED FOR CONSTRUCTION"

MAYOR, CITY OF WYLIE, TEXAS

"ACCEPTED"

MAYOR, CITY OF WYLIE, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING PRELIMINARY PLAT OF THE SUBDIVISION OF THE CITY OF WYLIE WAS SUBMITTED TO THE CITY COUNCIL ON DAY OF 20____, AND THE COUNCIL BY FORMAL ACTION, THEN AND THERE, ACCEPTED THE DEDICATION OF STREETS, ALLEY, PARKS, EASEMENT, PUBLIC PLACES, AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINAFOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, A.D., 20____.

CITY SECRETARY
CITY OF WYLIE, TEXAS

PRELIMINARY PLAT

OF

INSPIRATION
PHASE 5A

OUT OF THE

L. FARMER SURVEY ~ ABSTRACT NO. 334
M. MORRIS SURVEY ~ ABSTRACT NO. 561
O. SHELBY SURVEY ~ ABSTRACT NO. 799
J. TURNHAM SURVEY ~ ABSTRACT NO. 919

IN THE TOWN OF ST. PAUL E.T.J. AND THE CITY OF WYLIE E.T.J.,

COLLIN COUNTY, TEXAS

TOWN OF ST. PAUL E.T.J. ~ 6.866 ACRES

WYLIE E.T.J. ~ 10.320 ACRES

58 RESIDENTIAL LOTS

3 NON-RESIDENTIAL LOTS

OWNER/DEVELOPER

HC INSPIRATION TWO, LLC

8200 DOUGLAS AVENUE, SUITE 300

DALLAS, TEXAS 75225

214.750.1800

PLANNER

MESA DESIGN GROUP

2001 N. LAMAR STREET, SUITE 100

DALLAS, TEXAS 75202

214-871-0568

ENGINEER:

JACOBS

1999 BRYAN STREET, SUITE 1200

DALLAS, TX 75201-3136

PHONE 214-638-0145

FAX 214-638-0447

Jacobs Engineering Group Inc.

Texas Registration F-2966

JUNE 2016

SCALE: 1"=100'

SHEET 2 OF 2

PROJECT NO WYXX0330

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Wylie Planning & Zoning AGENDA REPORT

Meeting Date: July 5, 2016
Department: Planning
Prepared By: Kevin Molina
Date Prepared: June 10, 2016

Public Hearing Item: 1
Subdivision: _____
Zoning District: 2016-08
Exhibits: Location Map, Exhibits,
Notification List/Map

Subject

Hold a Public Hearing and consider a recommendation to the City Council regarding a change in zoning from Agricultural District (AG/30) to Townhouse District (TH) to allow for a Town House development of 90 units on a 9.69 acre tract of land located northwest of the intersection of Country Club Road and Brown Street. **(ZC 2016-08)**

Recommendation

Motion to recommend approval to the City Council regarding a change of zoning from Agricultural District (AG/30) to Townhouse District (TH) to allow for a Town House development of 90 units on a 9.69 acre tract of land located northwest of the intersection of Country Club Road and Brown Street. **(ZC 2016-08)**

Discussion

APPLICANT: MASSEY SHAW

ENGINEER: ATLAS ASSOCIATES, INC.

The property totals 9.69 acres and will create ninety (90) townhome residential lots and one open space lot. Exhibit A is a concept plan that shows a newly created road that will provide access to all of the proposed residential lots. The developer has worked with city staff and has indicated that all units will be sprinkled as the proposed subdivision does not have two points of vehicular access as required in the zoning ordinance. The fire marshal has approved the sprinkler addition as an alternative to the two points of vehicular access requirement.

Due to the long shape and location of the tract of land staff believes that the proposed development is suitable for the area. Access to the parcel will be limited to vehicles coming inbound from the north due to a median that prevents access from the south. The proposed residential use is ideal as it leads to less congestion as opposed to a higher commercial use that attracts a larger traffic volume. The developer has also left an open space at the end of the proposed road to allow for the possibility of future access south of the subject property.

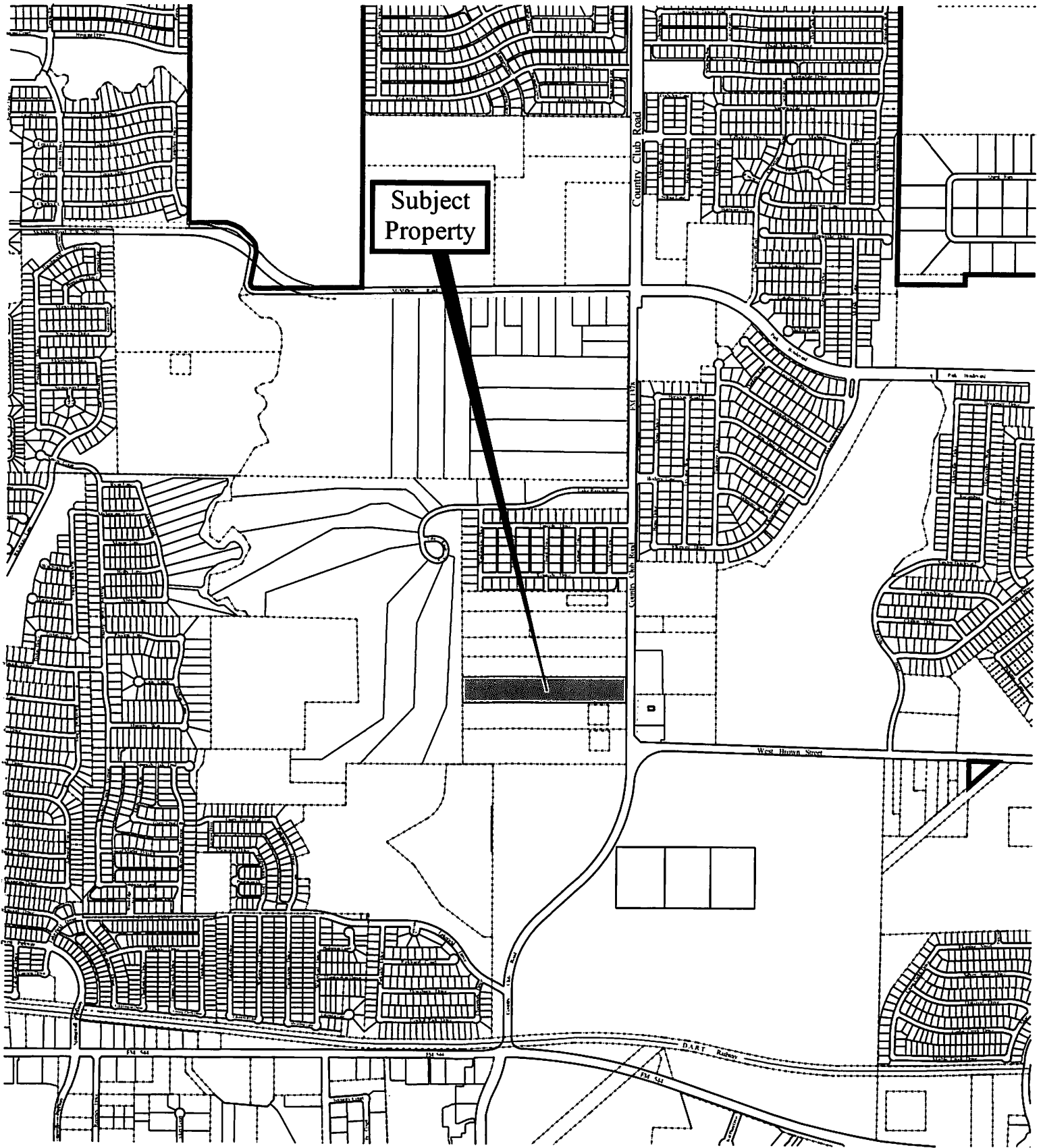
The concept plan shows compliance with the minimum lot size of 3,000 square feet and setbacks of 20 feet in the front, 25 feet in the rear, 5 feet for exterior sides and 15 feet for corner sides.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department. The property will be required to pay fees in lieu of for Parkland Dedication at a rate of \$800 per dwelling unit.

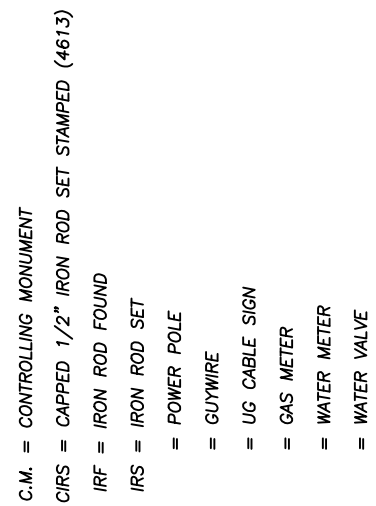
Notification/Responses Seven (7) notifications were mailed with no responses returned in favor or in opposition to the request at the time of posting.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>06-30-16</u>



LOCATION MAP
ZONING CASE #2016-08



CALLED 10 ACRES
 D. L. CALLWELL
 C.C. NO. 2007101500145550
 L.R.C.C.T.

F.M. No. 1378
ASPHALT PAVEMENT

TO COLLIN COUNTY
LIS PENDENS NOTICE
C.C. NO. 20090702000811810
L.R.C.C.T.
TO STATE OF TEXAS
C.C. NO. 2009013000096870
L.R.C.C.T.

TO STATE OF TEXAS
C.C. NO. 20080600687370
L.R.C.C.T.

NOTES:

1. The original copy will have original signatures, stamp seal and an impression seal.
2. Copyright 2016, Surudukan Surveying, Inc.
3. This survey is being provided solely for the use of the current parties.
4. This survey is subject to all easements of record.
5. The bases of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (GCRS96) Epoch 2002.0, Vertical position are referenced to NAVD83 using (GEOID03).

LEGAL DESCRIPTION

BEING a tract of land situated in the G. W. Gunnell Survey, Abstract No. 351 Collin county, Texas, and being part of a called 10 acres conveyed to D. L. Caldwell as recorded in County Clerks No. 2007010500145550, Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2' iron rod found for corner at the northwest corner of said called 10 acre tract, said iron rod being at the southwest corner of lot 1, Block A, Wylie fire Station No. 2 as recorded in Cabinet P, Page 511, Plat Records of Collin County, Texas, said iron rod also being in the east line of the Lake Ranch Addition as recorded in Cabinet C, Page

193, P.R.C.C.T.;
THENCE N 89°57'09" E following the south line of said Lot
1a distance of 1601.37' to a Txdot aluminum disk found for
corner in the west Right Of Way line of F.M. No. 1378;

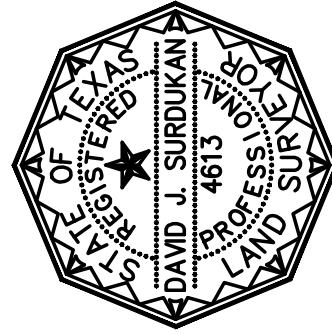
THENCE S 00°56'14" E following the west Right Of Way line of F.M. No. 1378 a distance of 268.18' to a Txdot aluminum disk found for corner at the north line of a called 10 acre tract conveyed to Kenneth & Betty Davis as recorded in Volume 684, Page 218, L.R.C.C.T.;

THENCE N 89°41'51" W following the north line of a called 10 acre tract conveyed to Kenneth & Betty Davis a distance of 1605.40' to a 1/2" iron rod found for corner in the east line of said Lake Ranch Addition;
THENCE N 00°04'59" W following the east line of said Lake Ranch Addition a distance of 258.34' to the POINT OF BEGINNING and containing 422,068 Square Feet or 9,689 Acres of land.

SURVEYOR'S CERTIFICATE

The survey shown herein is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or profusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2015. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613



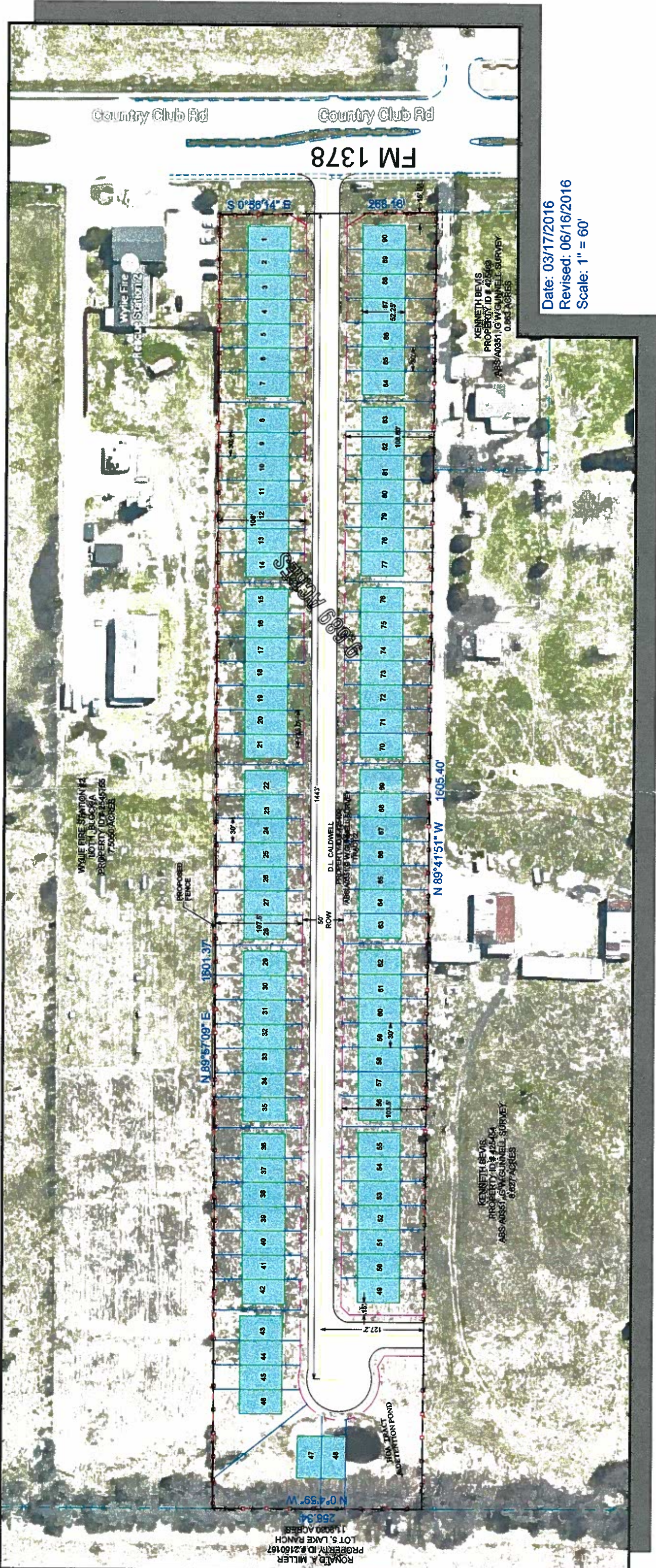
SURDUKAN SURVEYING, INC.

P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

SCALE 1" = 80'

DATE: FEBRUARY 29, 2016

JOB No. 2016-24



Date: 03/17/2016
Revised: 06/16/2016
Scale: 1" = 60'

- GENERAL NOTES:
- 9.689 ACRE PROPOSED RESIDENTIAL SITE
 - CURRENT ZONING: A/30
 - PROPOSED MINIMUM LOT SIZE 3,000sq.ft. (30.0' WIDE BY 100.0' DEEP)
 - MIN. FRONT BUILDING SETBACK = 20.0'
 - MIN. REAR BUILDING SETBACK = 25.0'
 - MAX. LOT DENSITY = 9.3 UNITS/ACRE
 - MIN. LIVING AREA PER TOWN HOME = 1,200 sq. ft.
 - ALL UNITS SHALL BE SPRINKLED

PROPOSED SITE PLAN

90 TOWNHOME LOTS

City of Wylie - Collin County, Texas

PREPARED BY

ATLAS ASSOCIATES, INC.
P.O. BOX 185
MILFORD, TX 76670
972-921-4206 | fax 469-327-2527
alan@aa-i-texas.com



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

Lake Ranch
Addn

Lot
6

Lot
5

Wylie Fire Station #2
Lot 1 (A)

Fire Station #2

Abst 351
Tr 2

Abst 351
Tr 7-9

COUNTRY CLUB ROAD
(FM 1378)

Novid
Fence Co.

Abst
22
Tr 19

Ziam
Center #2
Lot 2R

7-11

450 Country Club
Traffic Signal

W
3

OWNER NOTIFICATION MAP ZONING CASE #2016-08

NOTIFICATION REPORT

APPLICANT: Massey Shaw
11015 Royalshire Drive Dallas, Texas 75230

APPLICATION FILE #2016-08

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant Massey Shaw	11015 Royalshire Drive Dallas, Texas 75230
2	Blk A	Wylie FS #2 Addn Lot 1	R-8420-00A-0010-1	City of Wylie	300 Country Club Road #100 Wylie, Texas 75098
3	Blk A	Zlan Corner #2 Lot 2R	R-10103-00A-002R-1	Wylie Building, LP	10755 Sandhill Road Dallas, Texas 75238
4	---	Lake Ranch Addn Lot 5	R-0785-000-0050-1	Ronald Miller	501 Lake Ranch Lane Wylie, Texas 75098
5	---	Lake Ranch Addn Lot 6	R-0785-000-0060-1	Paul Goughnour	601 Lake Ranch Lane Wylie, Texas 75098
6	Abst No. 22	Tract 19	R-6022-000-0190-1	Ron Valk	1834 S. FM 551 Royse City, Texas 75189
7	Abst No. 351	Tract 2	R-6351-000-0020-1	D.L. Caldwell	PO Box 812 Princeton, Texas 75407
8	Abst No. 351	Tract 7-9	R-6351-000-0079-1	Kenneth Bevis	455 FM 1378 Wylie, Texas 75098
9					
10					
11					
12					
13					
14					
15					
16					